



Pamela K. Alleyne
Planning/Zoning Board Administrator

**MINUTES
PLANNING BOARD MEETING
February 22, 2007**

The meeting was called to order at 7:30pm. Ken Sooy chaired the meeting.

Present: Bassford, Bruno, Dase, Garbutt Germano, Jones, Lucarelli, Meadows, and Sooy, Sperling

Absent: Mannis

APPROVAL OF MINUTES: 2/08/ 2007 Approved

APPROVAL OF BILLLS: 2/22/07 Approved

APPROVAL OF DECISION & RESOLUTIONS:

#3-07 DIXON; #33-06 OLE HANSEN PHASSE 1-A (SF DWELLINGS);
#32-06 COLOGNE WATER TANK

COMPLETENESS:

- Start Tape # 1 count 153. End tape # 1 count 322.
#1-07 Dino's Gas to Go

Prelim Site Plan & Conditional Use

Complete

The waiver not to identify the trees in not accepted. A walk through of the site during technical review to preserve trees in order to maintain an adequate buffer. The applicant will work with the Board engineer to achieve this. The site is near a residential area.

BOARD DISCUSSIONS:

Start Tape # 1 count 328. End tape # 1 count 865.

Storm water Management Regulations update. Kevin presented the updates as required by the state. This report will be sent to Council for their approval.

NEW APPEALS

MAJOR SUBDIVISION:

**(PB # 2-07 Four Seasons @ Galloway. Phase 1-A Final Major Site Plan
(Multi Family Dwellings)**

**Block 453,455 Lot(s) Various. Tilton, Pomona, and Odessa
I (Industrial Zoning District)**

Start Tape # 1 count 907. End Tape # 1 count 1131. 8:06pm – 8:15 pm

Received Preliminary approval September 28,2006

The applicant is requesting final major subdivision approval for Phase 1-A of the project known as Four Seasons at Galloway. The 104 multi family age restricted dwellings units are located on proposed lot 4 of block 455.01 containing 11.05 acres. One storm water management area in proposed lot 5 of block 455.01 containing 1.84 acres is also part of this application. The 104-multi family units will be contained within 13 two-story buildings on private streets with 8 units per building. The total number of dwelling units in Phase 1-A is 225 including 121 detached single-family dwellings and 104 town homes.

Keith Davis represents the applicant

No Public Comments

Start Tape # 1 count 952. End Tape # 1 count 1105.

Dan Galletta, Planner, Ole Hansen & Sons comments that he agrees with the board professional comments contain in their reports. The Fire Department report dated Jan 4, 2007 concerning the adequate water supply has been satisfied. The Cologne Avenue Water tank was approved at the Feb 8, 2007 Planning Board meeting. No CO's until the tank is constructed. As far as emergency access way there is an emergency access onto Oakhill Drive via Tilton Rd.

Professionals Comments:

Start Tape # 1 count 1106. End Tape # 1 count 1109.

Kevin Dixon. Board Engineer no comments or questions.

Tiffany Cuvillo, Board Planner no comments or questions

Motion to accept the Final Major Site Plan Phase 1-A (Multi Family Dwellings) was made by Bassford and 2nd by Lucarelli

Those voting in favor: Bassford, Bruno, Dase, Garbutt Germano, Jones, Lucarelli, Meadows, and Sooy, Sperling

Application Approved

Board Discussions:

Start Tape # 1 count 1156. End Tape # 1 count 2283.

Tiffany discusses the upcoming Master Plan updates. Mailings will be sent to the residents that the zoning changes will affect. The presentation or formal hearing will take place March 22, 2007.

Meeting adjourned 9:00pm

Pamela Alleyne, Board Administrator